

Prepared by & After Recording Return to:

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File Number: 906070

INDEXING INSTRUCTIONS: Lot 2, First Revision Lot 2, Hughey 2 Lot Subdivision situated in Section 24, Township 1 South, Range 7 West, City of Olive Branch, DeSoto County, Mississippi as per Plat Book 61, Page 24

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other goods and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned **OLD MILL, LLC**, a Mississippi Corporation, Grantor, does hereby sell, convey and warrant unto the **Bonnie C. Gay and Heather Lynn Erickson, Co-Trustees of the JAMES V. GAY, SR. FAMILY TRUST d/b/a FRONTIER RANCH SUPPLY WESTERN STORES**, that certain property situated and being in DeSoto County, Mississippi, and described as follows:

Lot 2, First Revision Lot 2, Hughey 2 Lot Subdivision, situated in Section 24, Township 1 South, Range 7 West, City of Olive Branch, DeSoto County, Mississippi as per plat thereof of record in Plat Book 61, Page 24 in the office of the Chancery Clerk of DeSoto County, Mississippi.

TO HAVE AND TO HOLD unto the Grantees in fee simple, absolute forever, together with any and all improvements thereon. This conveyance is subject to any and all prior reservations of oil, gas, and minerals; rights-of-way, servitudes, easements, restrictive covenants, reservations or dedications of record concerning the subject land; zoning and any other applicable federal, state or local land use regulations.

Year 2006 ad valorem taxes and special assessments, if any, shall be prorated at closing and

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paid by the Grantees when due.

EXECUTED this the 12th day of June 2006.

OLD MILL, LLC

Bruce E. Drumwright
BRUCE E. DRUMWRIGHT, MEMBER

Margaret Drumwright
MARGARET DRUMWRIGHT, MEMBER

STATE OF MISSISSIPPI

COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority in and for the aforesaid County and State, the within named BRUCE E. DRUMWRIGHT and MARGARET DRUMWRIGHT, who acknowledged to me that they are the sole members of OLD MILL, LLC, A Mississippi limited liability company, and that for and on behalf of said limited liability company, and as its act and deed, that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned, after first having been fully authorized so to do.

GIVEN under my hand and official seal on this, the 12th day of June 2006.

[Signature]
NOTARY PUBLIC

My Commission Expires:

9/24/2009



Grantors: Old Mill, LLC
Address: 6105 Fairlawn
Olive Branch, MS 38654
Phone: 662-895-4878
Phone: N/A

Grantee: James V. Gay Sr Trust
Address: 5880 GOODMAN ROAD
OLIVE BRANCH, MS 38654
Phone: N/A
Phone: N/A